041.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	601,700 / 601,700
					USE VALUE:	601,700 / 601,700
					ASSESSED:	601,700 / 601,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146	-148	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAIN KENNETH RAY--ETAL
Owner 2:	SWAIN MYRTLE I
Owner 3:	
Street 1:	14 RIO GRANDE DR
Street 2:	
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01824 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,664 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6664.000	155,400		446,300	601,700
Total Card	0.153	155,400		446,300	601,700
Total Parcel	0.153	155,400		446,300	601,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.54 | /Parcel: 277.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 28623
GIS Ref:
GIS Ref:
Insp Date: 01/26/16

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	155,500	0	6,664.	446,300	601,800	601,800	Year End Roll	12/18/2019
2019	104	FV	121,400	0	6,664.	474,200	595,600	595,600	Year End Roll	1/3/2019
2018	104	FV	121,400	0	6,664.	345,900	467,300	467,300	Year End Roll	12/20/2017
2017	104	FV	113,700	0	6,664.	301,300	415,000	415,000	Year End Roll	1/3/2017
2016	104	FV	297,200	0	6,664.	256,600	553,800	553,800	Year End	1/4/2016
2015	104	FV	265,300	0	6,664.	251,100	516,400	516,400	Year End Roll	12/11/2014
2014	104	FV	265,300	0	6,664.	206,400	471,700	471,700	Year End Roll	12/16/2013
2013	104	FV	275,900	0	6,664.	196,400	472,300	472,300		12/13/2012

!3481!

PRINT

Date	Time
12/10/20	18:43:13

LAST REV

Date	Time
03/10/20	08:40:28
danam	
3481	

USER DEFINED

Prior Id # 1:	28623
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7912-48		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	2011	Renovate	248,018	O				
2/4/2019	157	Inter-De	24,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/26/2016	Measured	PT	Paul T
4/29/2009	Measured	163	PATRIOT
10/31/2000	Hearing Chag	163	PATRIOT
3/1/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6664		Sq. Ft.	Site		0	80.	0.84	1			Med. Tr	-10					446,341						446,300	

Total AC/HA: 0.15298 | Total SF/SM: 6664 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 446,341 | Spl Credit | Total: 446,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	E - Poor		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Poor
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Poor
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	48.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	48.1	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13431728
Const Adj.:	0.98000199
Adj $ / SQ:	188.978
Other Features:	78500
Grade Factor:	0.53
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299407
Depreciation:	144015
Depreciated Total:	155392

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

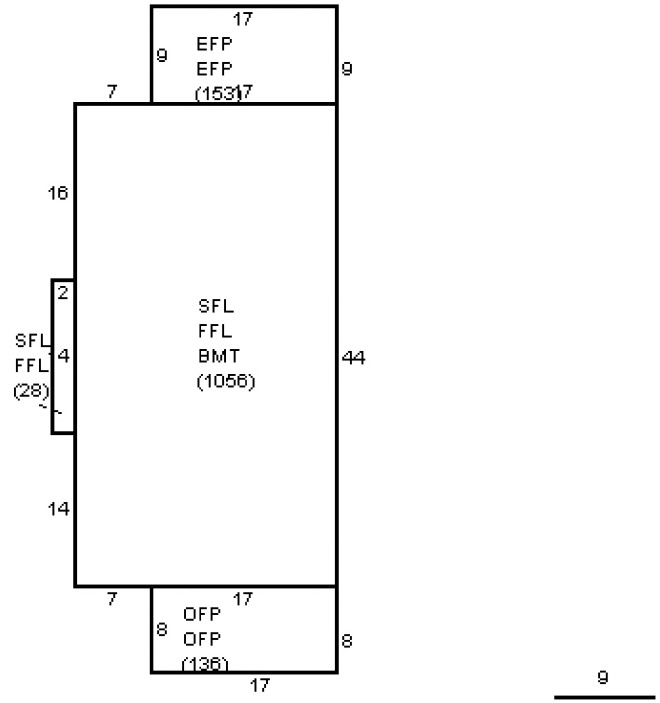
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,084	188.980	204,852
SFL	Second Floor	1,084	188.980	204,852
BMT	Basement	1,056	56.690	59,868
EFP	Enclos Porch	306	35.400	10,832
OFP	Open Porch	272	22.110	6,015

Net Sketched Area:	3,802	Total:	486,419
Size Ad	2168	Gross Are	3802	FinArea	2168
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	100.16
Special Features:	0	Val/Su Net:	40.87
Final Total:	155400	Val/Su SzAd	71.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	